



CITY OF STAMFORD

MAYOR DAVID R. MARTIN



POLICE DEPARTMENT

POLICE CHIEF JON FONTNEAU

NEW STAMFORD POLICE HEADQUARTERS

February 12, 2015



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DOCUMENTS PACKET

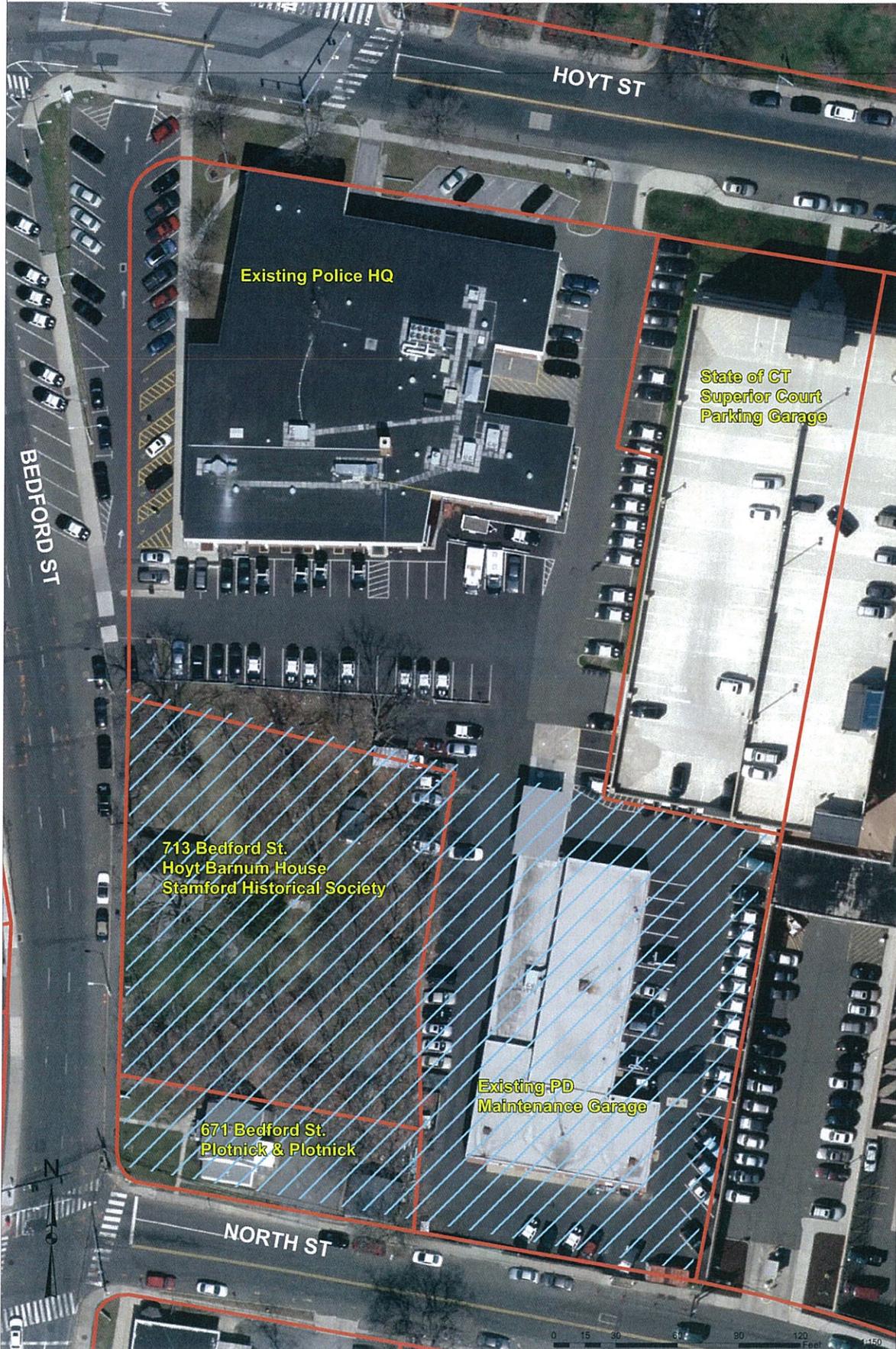
CONTENTS

1. Proposed Police Department – Site Map
3. Fact Sheet for Current PD building – 805 Bedford Street
4. Needs Assessment for Current PD building – 805 Bedford Street
5. Fact Sheet for Hoyt Barnum House & Preferred Relocation Site
6. Stamford Tax Assessor Field Cards:
 - PD Building, 805 Bedford Street
 - Hoyt Barnum, 713 Bedford Street
 - Law Offices of Plotnick & Plotnick, 671 Bedford Street
 - Stamford Historical Society, 1508 High Ridge Road



CITY OF STAMFORD

Proposed Police Headquarters



Fact Sheet

Existing Stamford Police Department

Location: 805 Bedford Street – Total 52,000 square feet

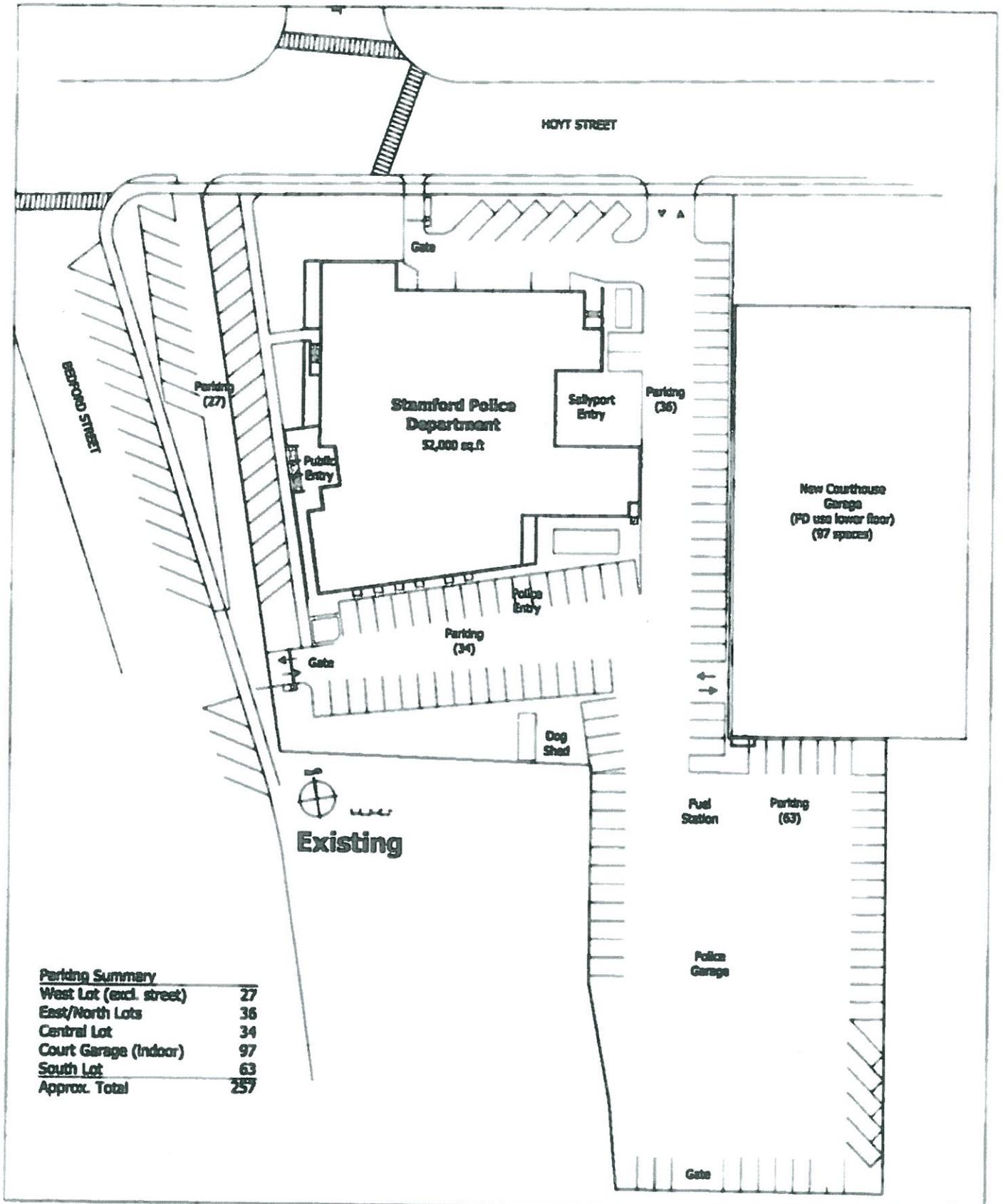
- Originally built in 1955—32,700 square feet
- Addition built in 1979—19,300 square feet
- Police Maintenance Garage built in 1971—9,560 square feet

34 Woodlawn Ave (Lathan Wilder Center)—Police Training Facility—4,000 square feet

Concerns: Asbestos, air quality, lead concerns

	Stamford Population	Size of Police Force
1953	71,939 (1950)	161
Current	125,109 (2012)	279

0.0.0 - Existing Site Plan



Parking Summary	
West Lot (excl. street)	27
East/North Lots	36
Central Lot	34
Court Garage (Indoor)	97
South Lot	63
Approx. Total	257

Option A - New Construction		GFA	Low	High	Low Estimate	High Estimate
Headquarters	New Construction	67,000	\$300	\$350	\$20,100,000	\$23,500,000
Range	New Construction	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	New Construction	10,500	\$180	\$220	\$1,900,000	\$2,300,000
Total/Average		85,500	\$295	\$344	\$25,200,000	\$29,400,000

Academy remains off-site

This option meets 25-year space needs
Assumes equal-value land swap

Option B - Renovation & Relocation		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$75	\$150	\$3,900,000	\$7,800,000
Headquarters	Additions	775		allow	\$600,000	\$800,000
Narcotics	Moved off-site, fitup costs					+ Lease costs
Range	New Construction (off-site)	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		71,275			\$7,900,000	\$12,500,000
Land Acquisition						
Total Incl. Land					\$7,900,000	\$12,500,000

Academy remains off-site

This option addresses short-term/interim space needs only

Option C - Renovation & Relocation II		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Additions	775		allow	\$600,000	\$800,000
Detention	Demolition			allow	\$40,000	\$60,000
Range	New Construction (off-site)	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		71,275			\$9,240,000	\$15,160,000
Land Acquisition						
Total Incl. Land					\$9,240,000	\$15,160,000

Academy remains off-site

This option addresses short-term/interim space needs only

Option D - Renovation & Minor Addition		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Additions	7,775	\$320	\$450	\$2,500,000	\$3,500,000
Range	New Construction (off-site)	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		78,275	\$142	\$227	\$11,100,000	\$17,800,000
Land Acquisition						
Total Incl. Land					\$11,100,000	\$17,800,000

Academy remains off-site

This option addresses medium-term space needs only

Option E - Renovation & Major Addition		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Addition - North Side	7,000	\$300	\$400	\$2,100,000	\$2,800,000
Headquarters	Addition - South Side	10,000	\$300	\$400	\$3,000,000	\$4,000,000
Range	Addition - South Side	8,000	\$450	\$500	\$3,600,000	\$4,000,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		87,500	\$161	\$246	\$14,100,000	\$21,500,000

Academy remains off-site

This option addresses 25-year space needs

Option F - Renovation & Addition, New Range/Garage		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Addition - South Side	17,000	\$300	\$400	\$5,100,000	\$6,800,000
Range	New Construction	8,000	\$450	\$500	\$3,600,000	\$4,000,000
Garage	New Construction	10,500	\$180	\$220	\$1,900,000	\$2,300,000
Total/Average		87,500	\$181	\$269	\$15,800,000	\$23,500,000

Academy remains off-site

This option addresses short-term/interim space needs only

Costs are estimates for building construction only - and exclude project soft costs, FF&E, demolition or land acquisition/sale.
In all scenarios above it is assumed the academy will remain off-site in leased space.

Option Features & Strategies

This option is based on relocating the firing range and selected other functions off-site (Narcotics & Organized Crime has been used as an example). Spaces vacated by these functions can be re-assigned to remaining headquarters functions. A small amount of additional space is added by expanding the public entrance lobby.

Reference & Description	Space Notes
1 Firing range and associated functions relocated off-site.	2,560 sf UA vacated
2 Enclose front steps, redesign front desk & public lobby area, add meeting/interview rooms & public	775 sf added to building
3 Narcotics relocated off-site. Relocate Family Services/Youth Services to current Narcotics. Reconfigure vacated FS/YS space for Investigations	Family/Youth Serv. gains 450 sf UA
4 Relocate Fitness to basement (vacated range), expand lockers on 2nd floor.	Lockers gain 860 sf UA
5 Relocate Police Union to basement (vacated firearms offices).	
6 Reconfigure Patrol area on 2nd floor, including lobby and command offices.	Patrol gains 765 sf UA
6a Switch A/C and Captain's offices to consolidate Patrol operations.	
7 Relocate DB Conference to vacated Youth Services space, expand Ident.	Ident gains 180 sf UA
8 Reconfigure north wing for Investigations (vacated by Youth Services).	Investigations gains 400 sf UA
9 Add Property storage to vacated Firing Range.	Property gains 500 sf UA
10 General Improvements and re-planning of Detention area.	No net space increase
11 General Improvements and re-planning of Information Services & backup communications	No net space increase
	3,730 Net Real Change in Usable Area

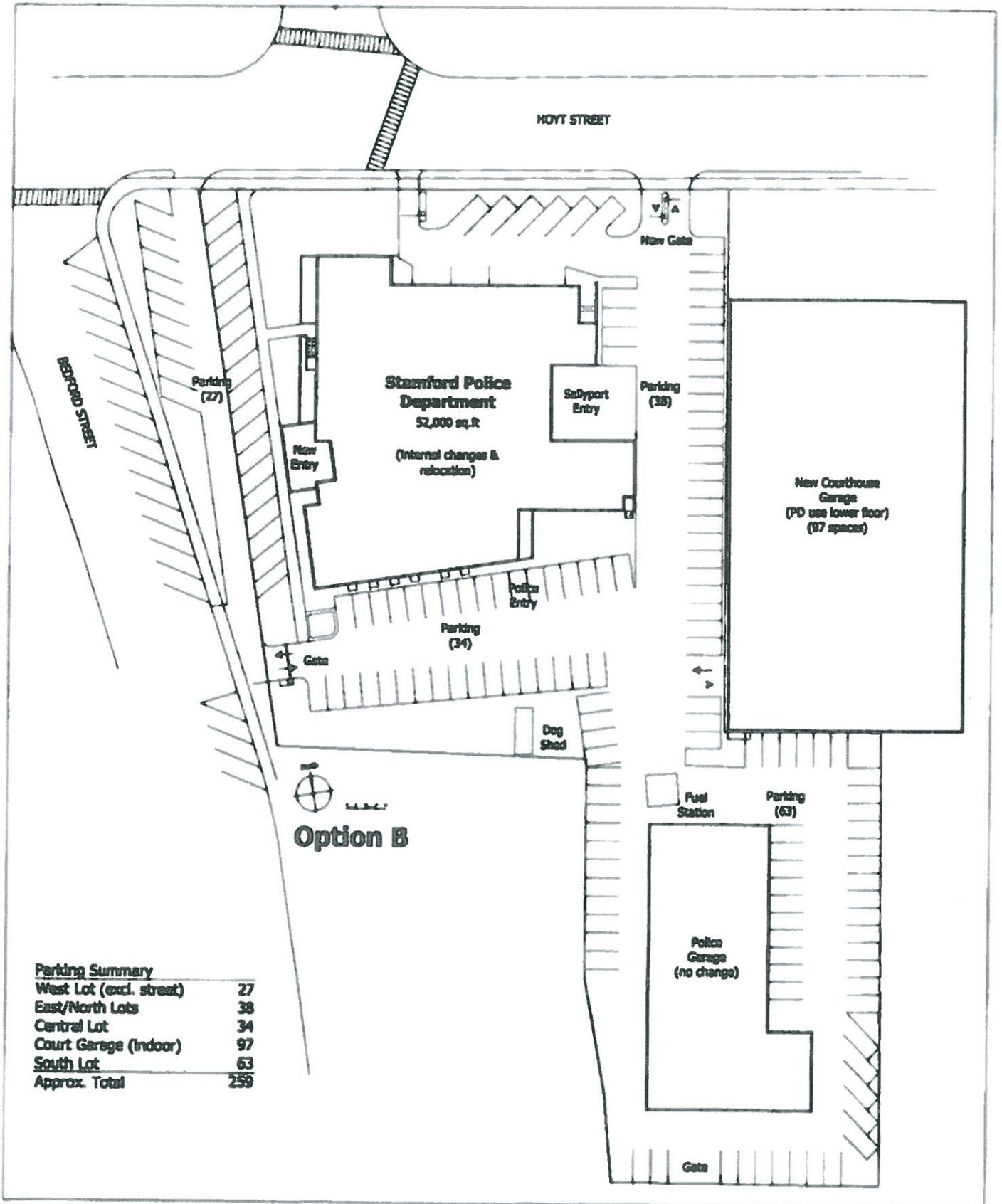
Space Analysis

Unit	Current UA	2006 Req'd	2030 Req'd	This Option		Comments
				Provides	% of 2030	
101 - Office of the Chief	1,560	1,538	1,538	1,560	101%	No net change
102 - Senior Administration	1,280	1,438	1,438	1,280	89%	No net change
103 - Internal Affairs	560	560	560	560	100%	No net change
201 - Patrol Command & Resources	970	1,190	1,190	1,000	84%	
202 - Uniform Platoons	990	2,040	2,040	1,725	85%	
203 - Front Desk	480	680	680	680	100%	
301 - Family Services/Domestic Violence	890	1,040	1,160	900	78%	
302 - Youth Services	415	1,760	1,760	845	48%	Too Small!
401 - Investigative Command & Resources	815	1,320	1,320	1,000	76%	
402 - Crimes Against Persons	1,400	1,980	2,290	1,400	61%	No net change*
403 - Property Crime	375	990	990	575	58%	
404 - Narcotics & Organized Crime	1,235	1,460	1,460	off-site		1,235 sf made available
405 - Identifications	685	1,580	1,580	865	55%	
406 - Property & Evidence	1,740	3,340	3,680	2,240	61%	
501 - Administration	650	880	880	650	74%	No net change
503 - Communications Backup	820	1,050	1,050	820	78%	No net change
504 - Information Services	785	1,490	1,860	785	42%	No net change
505 - Records	2,500	2,940	3,590	2,500	70%	No net change
506 - Central Hiring	515	870	870	515	59%	No net change
508 - Firing Range (current)	2,560	-	-	off-site		2,560 sf made available
601 - Booking & Prisoner Processing	1,775	2,470	2,470	1,775	72%	No net change
602 - Detention Cells	2,475	2,520	2,520	2,475	98%	No net change
603 - Prisoner Sailyport	710	1,890	1,890	710	38%	No net change
701 - Commission/Multipurpose Room	950	1,110	1,110	950	86%	No net change
702 - Public Access Areas	1,095	1,490	1,490	1,500	101%	
703 - Lockers and Washrooms	6,145	7,130	8,390	7,000	83%	PRELIMINARY
704 - Staff Amenities	2,055	2,600	2,600	2,055	79%	No net change
705 - Mech/Elec & Storage Areas	3,530	3,890	3,890	3,530	91%	No net change
Total Usable Area (HQ Only)	39,960	51,245	54,295	39,895	73%	
Current Usable Area Excl. Relocated Units	36,165					
				3,730		Net Real Change in Usable Area
				3,795		From vacated space
				(65)		Additional built/captured area

Notes

For the purposes of illustrating this option we have not changed the area assigned to Crimes Against Persons, however with the relocation of Family Services & Youth Services opportunity may exist to expand.

0.0.0 - Option B Site Plan



Parking Summary

West Lot (excl. street)	27
East/North Lots	38
Central Lot	34
Court Garage (Indoor)	97
South Lot	63
Approx. Total	259

Option Features & Strategies

This option is based on the concept of accommodating prisoners off-site (e.g. regional lockup at the jail), and relocating the firing range. Spaces vacated by these functions can be re-assigned to remaining headquarters functions.

Reference & Description	Space Notes
1 Firing range and associated functions relocated off-site.	2,560 sf UA vacated
2 Detention cells moved off-site (some prisoner processing functions remain). Current sallyport re-assigned to 7777?	3,500 sf UA vacated
3 Narcotics relocated to part of vacated detention block (west end).	Narcotics loses 380 sf UA?
4 Relocate Family Services & Youth Services to part of vacated detention block (east end). Reconfigure vacated FS/YS space for Investigations.	Youth Services gains 100 sf UA
5 Relocate Central Hiring to part of vacated detention block (near stair 3).	
6 Relocate Fitness to basement (vacated range), expand lockers on 2nd floor.	Lockers gain 1,260 sf UA
7 Relocate Police Union to basement (vacated firearms offices).	
8 Relocate Commission room to former Narcotics space (better access for public).	
9 Reconfigure Patrol area on 2nd floor. Commission room re-assigned as Briefing/Training for Patrol and general department use.	Patrol gains 900 sf UA +/-
9a Roll-Call reassigned as lockers.	
10 Expend Ident into vacated Jail corridor.	Ident gains 200 sf UA +/-
11 Reconfigure north wing for Investigations (vacated by Youth Services).	Investigations gains 550 sf UA
12 Add Property storage to vacated Firing Range.	Property gains 500 sf UA
13 Redesign front desk & public lobby area, expand into space vacated by Central Hiring, add meeting/interview rooms & public bathrooms.	Public area gains 500 sf +/-
14 General Improvements and re-planning of Booking & Prisoner Processing.	No net space increase
15 General Improvements and re-planning of Information Services & backup communications	No net space increase
	5,640 Net Real Change in Usable Area

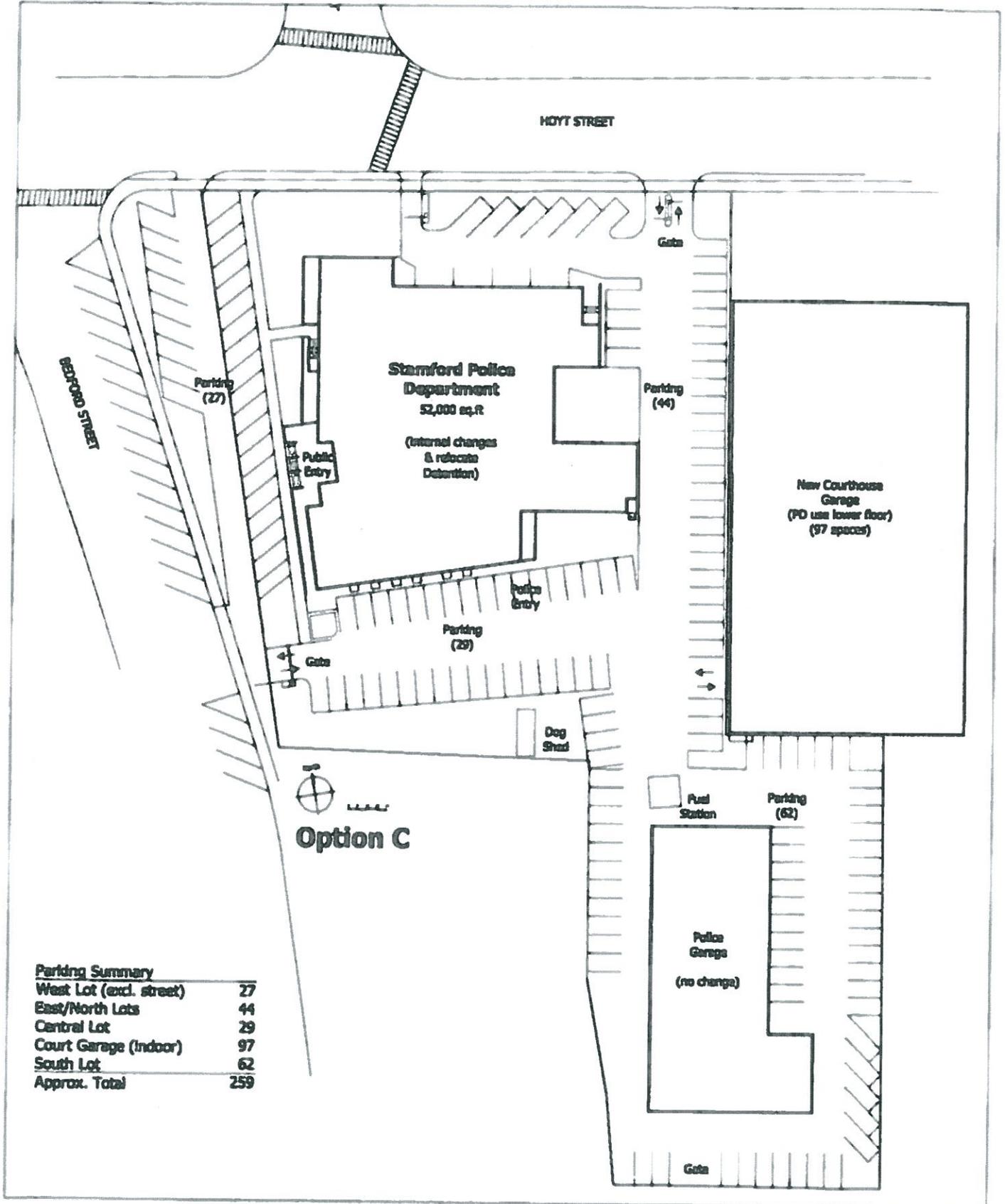
Space Analysis

Unit	Current UA	2006 Req'd	2030 Req'd	This Option		Comments
				Provides	% of 2030	
101 - Office of the Chief	1,560	1,538	1,538	1,560	101%	No net change
102 - Senior Administration	1,280	1,438	1,438	1,280	89%	No net change
103 - Internal Affairs	560	560	560	560	100%	No net change
201 - Patrol Command & Resources	970	1,190	1,190	1,200	101%	
202 - Uniform Platoons	990	2,040	2,040	1,660	81%	
203 - Front Desk	480	680	680	680	100%	
301 - Family Services/Domestic Violence	890	1,040	1,160	900	78%	
302 - Youth Services	415	1,760	1,760	500	28%	Too Small! (use sallyport?)
401 - Investigative Command & Resources	815	1,320	1,320	950	72%	
402 - Crimes Against Persons	1,400	1,980	2,290	1,400	61%	No net change*
403 - Property Crime	375	990	990	950	96%	
404 - Narcotics & Organized Crime	1,235	1,460	1,460	1,000	68%	
405 - Identifications	685	1,580	1,580	685	56%	
406 - Property & Evidence	1,740	3,340	3,680	2,240	61%	
501 - Administration	650	880	880	650	74%	No net change
503 - Communications Backup	820	1,050	1,050	820	78%	No net change
504 - Information Services	785	1,490	1,860	785	42%	No net change
505 - Records	2,500	2,940	3,590	2,500	70%	No net change
506 - Central Hiring	515	670	870	515	59%	Relocated, no net change
508 - Firing Range (current)	2,560					2,560 sf made available
601 - Booking & Prisoner Processing	1,775	2,470	2,470	1,775	72%	No net change*
602 - Detention Cells	2,475					3,500 sf made available
603 - Prisoner Sallyport	710					710 sf made available
701 - Commission/Multipurpose Room	950	1,110	1,110	950	86%	
702 - Public Access Areas	1,095	1,490	1,490	1,500	101%	
703 - Lockers and Washrooms	6,145	7,130	8,390	8,865	106%	
704 - Staff Amenities	2,055	2,600	2,600	2,200	85%	
705 - Mech/Elec & Storage Areas	3,530	3,890	3,890	3,530	91%	No net change
Total Usable Area (HQ Only)	39,960	46,835	49,885	39,855	80%	
Current Usable Area Excl. Relocated Units	34,215					
				5,640		Net Real Change in Usable Area
				5,745		From vacated space
				(105)		Additional built/captured area

Notes

For the purposes of illustrating this option we have not changed the area assigned to Crimes Against Persons, however with the relocation of Family Services & Youth Services opportunity may exist to expand. The area assigned to booking and prisoner processing has also not changed. If this proposal is selected for further study the requirements for booking and prisoner processing within the HQ building will have to be examined.

0.0.0 - Option C Site Plan



Parking Summary

West Lot (excl. street)	27
East/North Lots	44
Central Lot	29
Court Garage (Indoor)	97
South Lot	62
Approx. Total	259

Option Features & Strategies

This option is based on relocating the firing range and adding space to the existing HQ building. Additional space includes a 2-level expansion in the vicinity of the current public entrance and a 2-level 7,000 sf annex on the south side.

Reference & Description	Space Notes
1 Firing range and associated functions relocated off-site.	2,560 sf UA vacated
2 Relocate Fitness to basement (vacated range).	
3 Add Property storage to vacated Firing Range.	Property gains 500 sf UA
4 Expand Lockers into space vacated by Fitness. Relocate Womens Lockers to expanded locker area.	Lockers gain 1,260 sf UA
5 Expand Senior Admin to space vacated by Women's Lockers (details TBD).	Senior Admin gains 400 sf UA
6 Relocate Ident to Annex 2nd floor.	Ident gains 900 sf UA +/-
7 Expand Jail into part of space vacated by Ident.	Jail gains 400 sf UA +/-
8 Narcotics relocated to Annex 2nd floor.	
9 Relocate Commission room to former Narcotics space (better access for public).	
10 Relocate Police Union to basement (vacated firearms offices).	
11 Reconfigure and expand Patrol area on 2nd floor into areas vacated by Commission room (re-assigned as Briefing/Training) and Police Union. Roll-call reassigned as lockers.	Patrol gains 900 sf UA +/-
12 Relocate Family Services & Youth Services to Annex 1st floor.	FS/YS gains 1,500 sf UA +/-
13 Reconfigure north wing for Investigations (vacated by Family/Youth Services). Expand into part of space vacated by Ident.	Investigations gains 550 sf UA
14 Relocate Staff Lounge to Annex 2nd floor.	
15 Redesign front desk & public lobby area, expand into new space, add meeting/interview rooms & public bathrooms. Reconfigure entry to Central Hiring.	775 sf added to building
16 General Improvements and re-planning of Information Services & backup communications	No net space increase
	11,680 Net Real Change in Usable Area

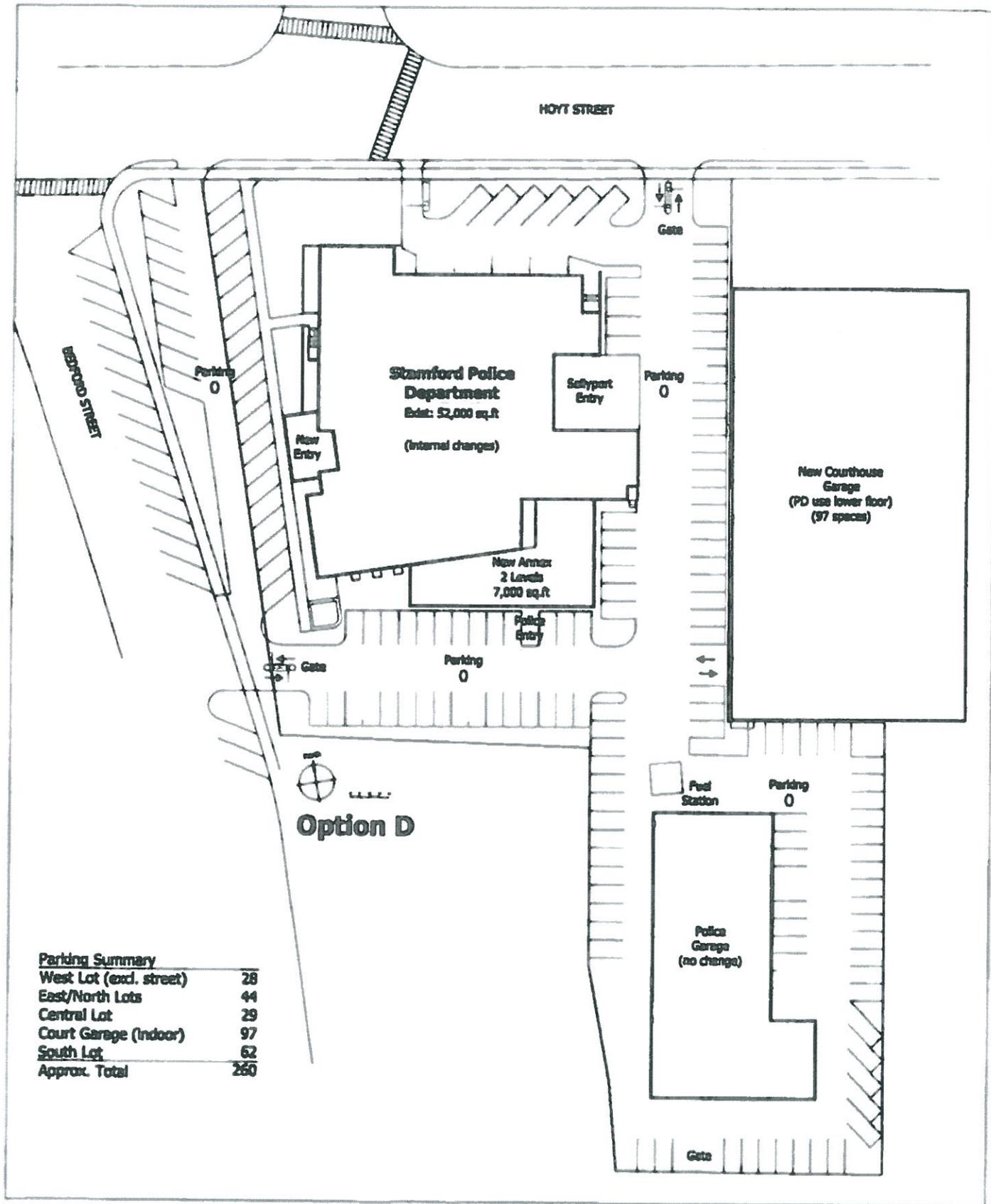
Space Analysis

Unit	Current UA	2006 Req'd	2030 Req'd	This Option Provides	% of 2030	Comments
101 - Office of the Chief	1,560	1,538	1,538	1,560	101%	No net change
102 - Senior Administration	1,280	1,438	1,438	1,500	104%	Increased
103 - Internal Affairs	560	560	560	560	100%	No net change
201 - Patrol Command & Resources	970	1,190	1,190	1,000	84%	
202 - Uniform Platoons	990	2,040	2,040	1,860	91%	
203 - Front Desk	480	680	680	680	100%	
301 - Family Services/Domestic Violence	890	1,040	1,160	1,040	90%	
302 - Youth Services	415	1,760	1,760	1,760	100%	
401 - Investigative Command & Resources	815	1,320	1,320	950	72%	
402 - Crimes Against Persons	1,400	1,980	2,290	1,550	68%	
403 - Property Crime	375	990	990	850	86%	
404 - Narcotics & Organized Crime	1,235	1,460	1,460	1,460	100%	
405 - Identifications	685	1,580	1,580	1,580	100%	
406 - Property & Evidence	1,740	3,340	3,680	2,240	61%	500 sf added
501 - Administration	650	880	880	850	97%	
503 - Communications Backup	820	1,050	1,050	820	78%	
504 - Information Services	785	1,490	1,860	785	42%	
505 - Records	2,500	2,940	3,590	2,500	70%	
506 - Central Hiring	515	870	870	515	59%	
508 - Firing Range (current)	2,560					2,560 sf made available
601 - Booking & Prisoner Processing	1,775	2,470	2,470	2,270	92%	
602 - Detention Cells	2,475	2,520	2,520	2,475	98%	
603 - Prisoner Sallyport	710	1,490	1,490	710	48%	
701 - Commission/Multipurpose Room	950	1,110	1,110	950	86%	
702 - Public Access Areas	1,095	1,490	1,490	1,500	101%	
703 - Lockers and Washrooms	6,145	7,130	8,390	8,400	100%	
704 - Staff Amenities	2,055	2,600	2,600	2,000	77%	
705 - Mech/Elec & Storage Areas	3,530	3,890	3,890	3,530	91%	No net change
Total Usable Area (HQ Only)	39,960	50,845	53,895	45,895	85%	
Current Usable Area Excl. Relocated Units	34,215					
				11,680		Net Real Change in Usable Area
				3,795		From vacated space
				7,885		Additional built/captured area

Notes

For the purposes of illustrating this option we have not changed the area assigned to Crimes Against Persons, however with the relocation of Family Services & Youth Services opportunity may exist to expand.

0.0.0 - Option D Site Plan



Parking Summary

West Lot (excl. street)	28
East/North Lots	44
Central Lot	29
Court Garage (Indoor)	97
South Lot	62
Approx. Total	260

Option Features & Strategies

This option is based on adding space to the existing HQ building - including a 1-level (or optional 2-level) expansion to the north (Hoyt Street) and a 2-level annex on the south side to accommodate a variety of functions and a new range. The range is on the second level with covered parking under.

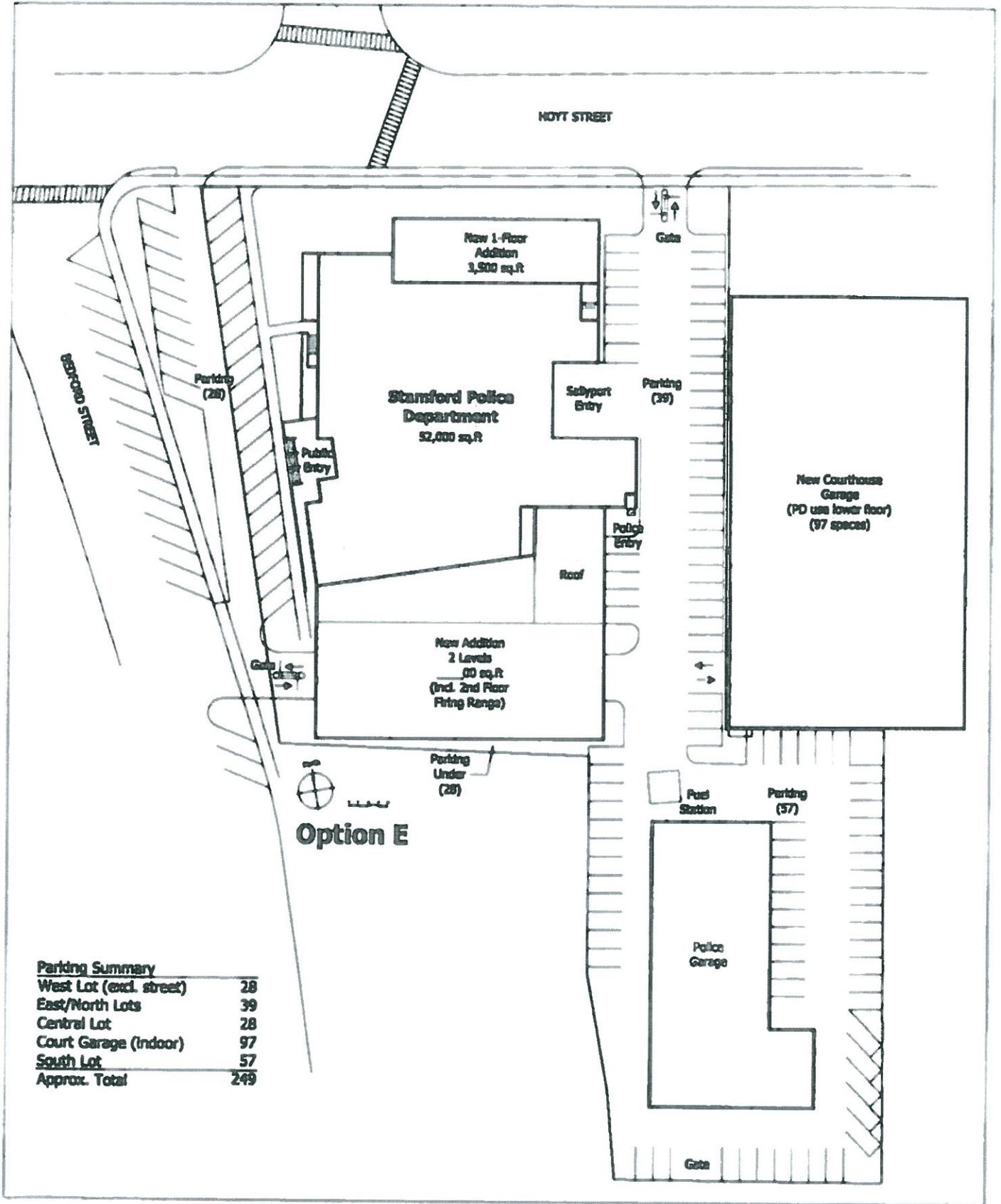
Reference & Description	Space Notes
1 Construct new south annex (total ___ sf UA). Firing range and associated functions relocated to 2nd floor south annex	2,560 sf UA vacated, ___ sf added to building (south annex)
2 Relocate Fitness to basement (vacated range).	
3 Add Property storage to vacated Firing Range.	Property gains 500 sf UA
4 Expand Lockers into space vacated by Fitness. Relocate Womens Lockers to expanded locker area.	Lockers gain 1,260 sf UA
5 Expand Senior Admin to space vacated by Women's Lockers (details TBD).	Senior Admin gains 400 sf UA
6 Construct new north expansion (___ sf UA added to building). Relocate Ident to north expansion.	Ident gains 900 sf UA +/-
7 Expand Detention into part of space vacated by Ident (including bulk evidence).	Jail gains 400 sf UA +/-
8 Narcotics relocated to Annex 2nd floor.	
9 Relocate Commission room to former Narcotics space (better access for public).	
10 Relocate Police Union to basement (vacated firearms offices).	
11 Reconfigure and expand Patrol area on 2nd floor into areas vacated by Commission room (re-assigned as Briefing/Training) and Police Union. Roll-call reassigned as lockers.	Patrol gains 900 sf UA +/-
12 Relocate Family Services & Youth Services to Annex 1st floor.	FS/YJ gains 1,500 sf UA +/-
13 Reconfigure north wing (including expansion area) for Investigations (including area vacated by Family/Youth Services). Relocate Crimes Against Persons to this area.	Investigations gains ___ sf UA
14 Expand Records into space vacated by Crimes Against Persons, re-assign current file storage to shared resources, interview rooms, etc.	Records gains ___ sf UA
15 Relocate Staff Lounge to Annex 2nd floor.	
16 Redesign front desk & public lobby area, expand into new space, add meeting/interview rooms & public bathrooms. Reconfigure entry to Central Hiring.	775 sf added to building
17 General Improvements and re-planning of Information Services & backup communications	No net space increase
	11,680 Net Real Change in Usable Area

Space Analysis

Unit	Current UA	2006 Req'd	2030 Req'd	This Option		Comments
				Provides	% of 2030	
101 - Office of the Chief	1,560	1,538	1,538	1,560	101%	No net change
102 - Senior Administration	1,280	1,438	1,438	1,500	104%	Increased
103 - Internal Affairs	560	560	560	560	100%	No net change
201 - Patrol Command & Resources	970	1,190	1,190	1,000	84%	
202 - Uniform Platoons	990	2,040	2,040	1,860	91%	
203 - Front Desk	680	680	680	680	100%	
301 - Family Services/Domestic Violence	850	1,040	1,160	1,040	90%	
302 - Youth Services	415	1,760	1,760	1,760	100%	
401 - Investigative Command & Resources	815	1,320	1,320	950	72%	
402 - Crimes Against Persons	1,400	1,900	2,290	1,550	68%	No net change*
403 - Property Crime	375	990	990	850	86%	
404 - Narcotics & Organized Crime	1,235	1,460	1,460	1,460	100%	
405 - Identifications	685	1,580	1,580	1,580	100%	
406 - Property & Evidence	1,740	3,340	3,690	2,240	61%	500 sf added
501 - Administration	650	680	680	650	97%	
503 - Communications Backup	820	1,050	1,050	820	78%	
504 - Information Services	785	1,490	1,860	785	42%	
505 - Records	2,500	2,940	3,590	2,500	70%	
506 - Central Hiring	515	870	870	515	59%	
508 - Firing Range (current)	2,560					2,560 sf made available
601 - Booking & Prisoner Processing	1,775	2,470	2,470	2,270	92%	
602 - Detention Cells	2,475	2,520	2,520	2,475	98%	
603 - Prisoner Sallyport	710	1,490	1,490	710	48%	
701 - Commission/Multipurpose Room	950	1,110	1,110	950	86%	
702 - Public Access Areas	1,095	1,490	1,490	1,500	101%	
703 - Lockers and Washrooms	6,145	7,130	8,390	8,400	100%	
704 - Staff Amenities	2,055	2,600	2,600	2,000	77%	
705 - Mech/Elec & Storage Areas	3,530	3,890	3,890	3,530	91%	No net change
Total Usable Area (HQ Only)	38,660	50,845	53,695	45,895	85%	
Current Usable Area Excl. Relocated Units	34,215					
				11,680		Net Real Change in Usable Area
				3,795		From vacated space
				7,885		Additional built/captured area

Notes

0.0.0 - Option E Site Plan



Parking Summary

West Lot (excl. street)	28
East/North Lots	39
Central Lot	28
Court Garage (Indoor)	97
South Lot	57
Approx. Total	249

Option Features & Strategies

This option is based on relocating the firing range out of the existing HQ building to a newly-constructed garage/range building. A 2-level _____ of annex is added on the south side of the current HQ.

Reference & Description	Space Notes
1 Firing range and associated functions relocated to new range/garage building.	2,560 sf UA vacated
2 Relocate Fitness to basement (vacated range).	
3 Add Property storage to vacated Firing Range.	Property gains 500 sf UA
4 Expand Lockers into space vacated by Fitness. Relocate Womens Lockers to expanded locker area.	Lockers gain 1,260 sf UA
5 Expand Senior Admin to space vacated by Women's Lockers (details TBD).	Senior Admin gains 400 sf UA
6 Relocate Ident to Annex 1st floor.	Ident gains 900 sf UA +/-
7 Expand Jail into part of space vacated by Ident.	Jail gains 400 sf UA +/-
8 Narcotics relocated to Annex 2nd floor.	
9 Relocate Commission room to former Narcotics space (better access for public).	
10 Relocate Police Union to basement (vacated firearms offices).	
11 Reconfigure and expand Patrol area on 2nd floor into areas vacated by Commission room (re-assigned as Briefing/Training) and Police Union. Roll-call reassigned as lockers.	Patrol gains 900 sf UA +/-
12 Relocate Family Services & Youth Services to Annex 1st floor.	FS/YS gains 1,500 sf UA +/-
13 Reconfigure north wing for Investigations (vacated by Family/Youth Services). Expand into part of space vacated by Ident.	Investigations gains 550 sf UA
14 Relocate Staff Lounge to Annex 2nd floor.	
15 Redesign front desk & public lobby area, expand into new space, add meeting/interview rooms & public bathrooms. Reconfigure entry to Central Hiring.	775 sf added to building
16 General Improvements and re-planning of Information Services & backup communications	No net space increase
	11,680 Net Real Change in Usable Area

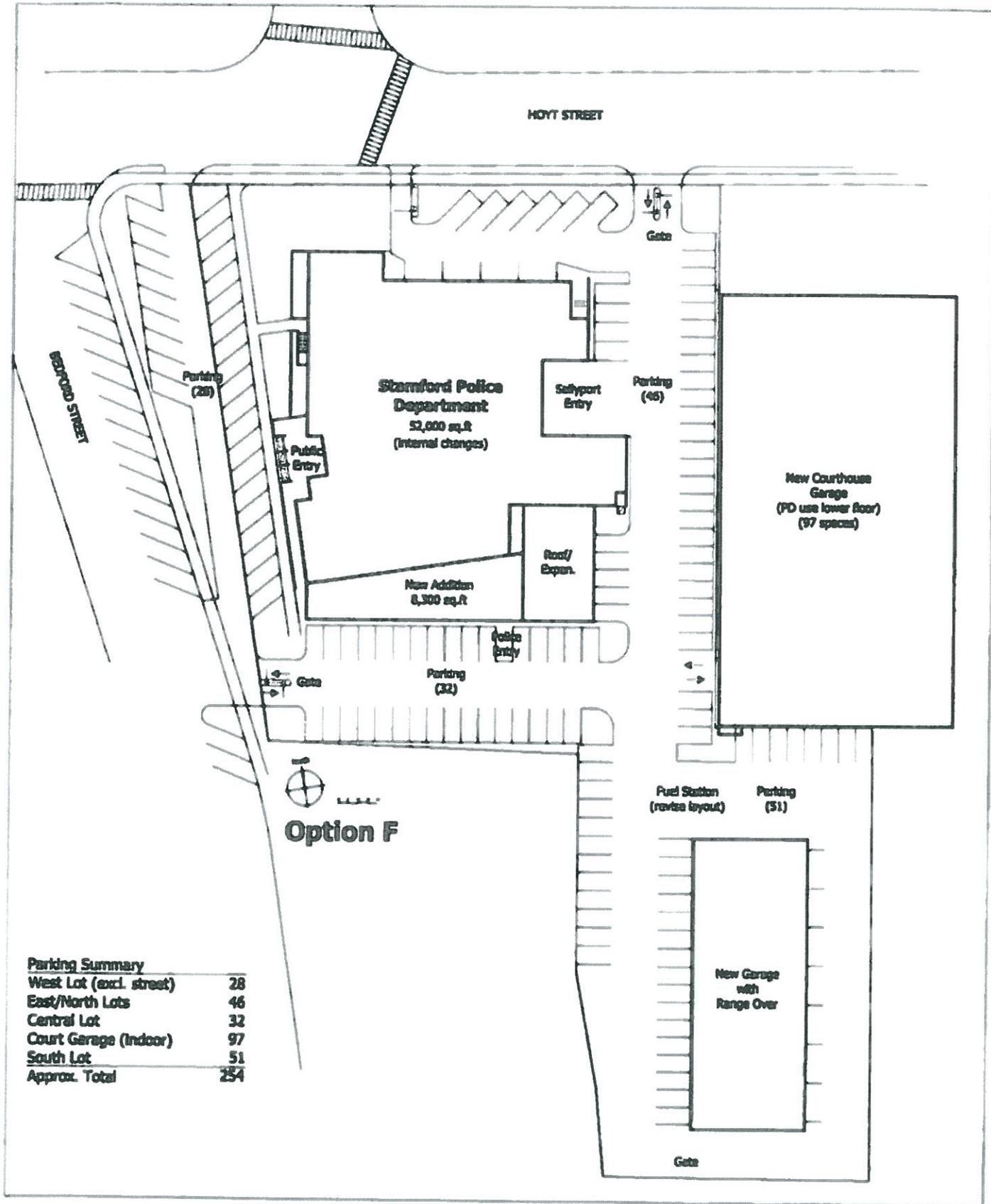
Space Analysis

Unit	Current UA	2006 Req'd	2030 Req'd	This Option Provides	% of 2030	Comments
101 - Office of the Chief	1,560	1,538	1,538	1,560	101%	No net change
102 - Senior Administration	1,280	1,438	1,438	1,500	104%	Increased
103 - Internal Affairs	560	560	560	560	100%	No net change
201 - Patrol Command & Resources	970	1,190	1,190	1,000	84%	
202 - Uniform Platoons	990	2,040	2,040	1,060	91%	
203 - Front Desk	480	680	680	680	100%	
301 - Family Services/Domestic Violence	890	1,040	1,160	1,040	90%	
302 - Youth Services	415	1,760	1,760	1,760	100%	
401 - Investigative Command & Resources	815	1,320	1,320	950	72%	
402 - Crimes Against Persons	1,400	1,980	2,290	1,550	68%	
403 - Property Crime	375	990	990	850	86%	
404 - Narcotics & Organized Crime	1,235	1,460	1,460	1,460	100%	
405 - Identifications	685	1,580	1,580	1,580	100%	
406 - Property & Evidence	1,740	3,340	3,680	2,240	61%	500 sf added
501 - Administration	650	880	880	850	97%	
503 - Communications Backup	820	1,050	1,050	820	78%	
504 - Information Services	785	1,490	1,860	785	42%	
505 - Records	2,500	2,940	3,590	2,500	70%	
506 - Central Hiring	515	870	870	515	59%	
908 - Firing Range (Current)	2,560					2,560 sf made available
601 - Booking & Prisoner Processing	1,775	2,470	2,470	2,270	92%	
602 - Detention Cells	2,475	2,520	2,520	2,475	98%	
603 - Prisoner Sellyport	710	1,490	1,490	710	48%	
701 - Commissioner/Multi-purpose Room	950	1,110	1,110	950	86%	
702 - Public Access Areas	1,095	1,490	1,490	1,500	101%	
703 - Lockers and Washrooms	6,145	7,130	8,390	8,400	100%	
704 - Staff Amenities	2,055	2,600	2,600	2,000	77%	
705 - Mech/Elec & Storage Areas	3,530	3,890	3,890	3,530	91%	No net change
Total Usable Area (HQ Only)	39,960	50,845	53,895	48,895	85%	
Current Usable Area Excl. Relocated Units	34,215					
				11,680		Net Real Change in Usable Area
				3,795		From vacated space
				7,885		Additional built/captured area

Notes

For the purposes of illustrating this option we have not changed the area assigned to Crimes Against Persons, however with the relocation of Family Services & Youth Services opportunity may exist to expand.

0.0.0 - Option F Site Plan



Parking Summary	
West Lot (excl. street)	28
East/North Lots	46
Central Lot	32
Court Garage (Indoor)	97
South Lot	51
Approx. Total	254

Option A - New Construction		GFA	Low	High	Low Estimate	High Estimate
Headquarters	New Construction	67,000	\$300	\$350	\$20,100,000	\$23,500,000
Range	New Construction	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	New Construction	10,500	\$180	\$220	\$1,900,000	\$2,300,000
Total/Average		85,500	\$295	\$344	\$25,200,000	\$29,400,000

Academy remains off-site

This option meets 25-year space needs
Assumes equal-value land swap

Option B - Renovation & Relocation		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$75	\$150	\$3,900,000	\$7,800,000
Headquarters	Additions	775		allow	\$600,000	\$800,000
Narcotics	Moved off-site, flip costs					+ Lease costs
Range	New Construction (off-site)	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		71,275			\$7,900,000	\$12,500,000
Land Acquisition						+ Land Acquisition costs
Total Incl. Land					\$7,900,000	\$12,500,000

Academy remains off-site

This option addresses short-term/interim space needs only

Option C - Renovation & Relocation II		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Additions	775		allow	\$600,000	\$800,000
Detention	Demolition			allow	\$40,000	\$60,000
Range	New Construction (off-site)	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		71,275			\$9,240,000	\$15,160,000
Land Acquisition						+ Prisoner Accom. costs
Total Incl. Land					\$9,240,000	\$15,160,000

Academy remains off-site

This option addresses short-term/interim space needs only

Option D - Renovation & Minor Addition		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Additions	7,775	\$320	\$450	\$2,500,000	\$3,500,000
Range	New Construction (off-site)	8,000	\$400	\$450	\$3,200,000	\$3,600,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		78,275	\$142	\$227	\$11,100,000	\$17,800,000
Land Acquisition						+ Land Acquisition costs
Total Incl. Land					\$11,100,000	\$17,800,000

Academy remains off-site

This option addresses medium-term space needs only

Option E - Renovation & Major Addition		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Addition - North Side	7,000	\$300	\$400	\$2,100,000	\$2,800,000
Headquarters	Addition - South Side	10,000	\$300	\$400	\$3,000,000	\$4,000,000
Range	Addition - South Side	8,000	\$450	\$500	\$3,600,000	\$4,000,000
Garage	Limited renovation	10,500	\$20	\$30	\$200,000	\$300,000
Total/Average		87,500	\$161	\$246	\$14,100,000	\$21,500,000

Academy remains off-site

This option addresses 25-year space needs

Option F - Renovation & Addition, Near Range/Garage		GFA	Low	High	Low Estimate	High Estimate
Headquarters	Renovations	52,000	\$100	\$200	\$5,200,000	\$10,400,000
Headquarters	Addition - South Side	17,000	\$300	\$400	\$5,100,000	\$6,800,000
Range	New Construction	8,000	\$450	\$500	\$3,600,000	\$4,000,000
Garage	New Construction	10,500	\$180	\$220	\$1,900,000	\$2,300,000
Total/Average		87,500	\$181	\$269	\$15,800,000	\$23,500,000

Academy remains off-site

This option addresses short-term/interim space needs only

Costs are estimates for building construction only - and exclude project soft costs, FF&E, demolition or land acquisition/sale.
In all scenarios above it is assumed the academy will remain off-site in leased space.

Fact Sheet

Hoyt Barnum House – Stamford Historical Society

(Facts jointly compiled by Stamford Historical Society in conjunction with the Mayor's Office)

Location: 713 Bedford Street, Stamford, CT

- Built in approximately 1699
- Oldest house in Stamford
- Style: Cape Cod Cottage
- Listed on the National Register of Historic Places in 1969
- Builder was a descendent of one of the founders of Stamford
- Original Owner: Samuel Hait
- Wood construction (post & beam)
- Stone foundation
- House has various interior finishes reflecting techniques used over the years (plaster, wood paneling)
- October 2, 2004 – Hoyt Barnum House Day

Details of the Mayor's proposal:

- Where is the house to be moved?
 - The Stamford Historical Society currently owns the Hoyt Barnum House. It is their preference that the house be moved to a suitable lot located at 1508 High Ridge Road. This is the property where the Stamford Historical Society is currently located, known as the Martha Hoyt School. This land is currently owned by the City and leased to the Stamford Historical Society. The Mayor's proposal involves swapping this land at 1508 High Ridge Road in exchange for the 713 Bedford Street site.)
- How are historic houses moved?
 - This process will involve highly trained architects and builders, with specialized training in historic preservation and reconstruction. The current plan calls for the reassembly method whereby the house will be carefully deconstructed and reassembled on the new site. This process will involve photo and video archiving of the process along with any new discoveries throughout the process.
 - There are many examples of successful reassembles of historic homes throughout the country, including properties dismantled in Europe and shipped back to the U.S.
 - In 2014 in Westport, the 1880 historic Kemper-Gunn House was moved
 - Route 7 in Wilton
 - The CT Historic Properties Exchange publication lists endangered historic CT properties, some of which are available for relocation
- What factors are important to consider from a historical perspective?
 - This will allow the Historical Society the ability to pay closer attention to the house.
 - This site has available parking for visitors, which the current Bedford Street location lacks

Fact Sheet

- This will allow the Historical Society to incorporate the house into its programming
- This will allow the Historical Society to partner with the Stamford Museum & Nature Center for joint programming opportunities
- What are other historical landmarks in Stamford? Properties on the National Register of Historic Places, include:
 - 11 churches, including St. Andrew's Protestant Episcopal Church
 - Old Town Hall – 1871 – Beaux Arts Style
 - Cove Island Houses from 1791 (this is a single home)
 - Deacon John Davenport House - 1775
 - The 1939 Avon Theater
 - Fort Stamford
 - The John Knap House at 984 Stillwater Road, built in 1705, the 2nd oldest house in Stamford
 - The Long Ridge Village Historic District
 - Marion Castle in Shippan – neo-French Renaissance chateau - 1916
 - The Stamford Harbor Lighthouse - 1882
 - The Merritt Parkway – designated as a National Scenic Byway and listed in the National Register of Historic Places

Stamford Historical Society Preferred Site for Hoyt Barnum House



805 BEDFORD STREET

Location 805 BEDFORD STREET

Assessment \$11,972,220

Mblu 004/ 0516/ / /

PID 17531

Acct# 004-0516

Building Count 2

Owner CITY OF STAMFORD

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$6,242,660	\$5,729,560	\$11,972,220

Owner of Record

Owner CITY OF STAMFORD

Sale Price \$0

Co-Owner POLICE STATION

Certificate

Address 888 WASHINGTON BLVD
STAMFORD, CT 06901-2930

Book & Page 0496/ 381

Sale Date 11/01/1940

Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF STAMFORD	\$0		0496/ 381	25	11/01/1940

Building Information

Building 1 : Section 1

Year Built: 1955

Living Area: 65199

Building Attributes	
Field	Description
STYLE	Oth Government
Stories:	2
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber

Building Photo



(<http://images.vgsi.com/photos/StamfordCTPhotos//\00\13\02/>)

Interior Wall 1	Minimum
Interior Wall 2	Minimum
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas/LP
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Exmpt Comm MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	902C
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil/Mn WL
Rooms/Prtns	Average
Wall Height	10
% Comn Wall	

Building Layout

BAS[21733]
FUS[21733]
FBM[21733]

Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	21733	21733
FBM	Finished Basement - Comm	21733	21733
FUS	Upper Story, Finished	21733	21733
		65199*	65199*

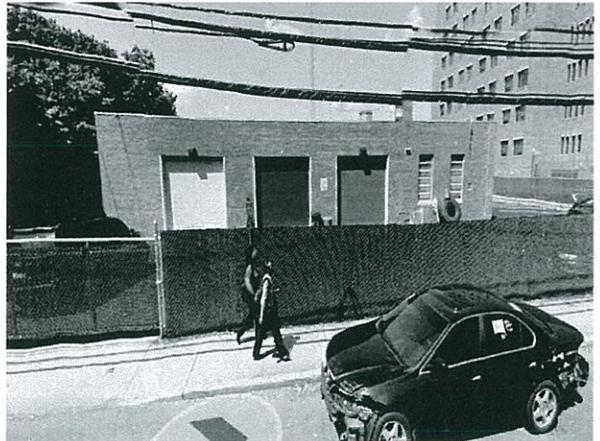
*Actual area is 52,000 Sq. feet

Building 2 : Section 1

Year Built: 1971
Living Area: 9560

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Auto Repair
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete Slab
Interior Floor 2	
Heating Fuel	Gas/LP
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Exmpt Comm MDL-94
Total Rooms	

Building Photo



(<http://images.vgsi.com/photos/StamfordCTPhotos//00\13\81/>)

Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	FireProofSteel
Baths/Plumbing	Average
Ceiling/Wall	Ceiling Only
Rooms/Prtns	Average
Wall Height	18
% Comn Wall	

Building Layout

BAS[9560]

Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9560	9560
		9560	9560

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
CP6	Canpy W/Slab	600 S.F	\$18,720		2
EL1	Elev Frght	3 STOPS	\$117,000		1
RP2	Porch Coverd	174 S.F	\$4,070		1

Land

Land Use

Use Code 902C
Description Exmpt Comm MDL-94
Zone RMF
Neighborhood 0700
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.13
Depth
Assessed Value \$5,729,560

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LP4	Pavng Asphlt			22300 S.F	\$25,090	2
LP4	Pavng Asphlt			75000 S.F	\$84,380	1
LP6	Patio Asphlt			1320 S.F.	\$3,470	2

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$6,242,660	\$8,022,150	\$14,264,810
2012	\$6,242,660	\$8,022,150	\$14,264,810
2011	\$5,066,460	\$10,485,590	\$15,552,050

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713 BEDFORD STREET

Location 713 BEDFORD STREET

Assessment \$497,460

Mblu 002/ 6853/ / / .

PID 9523

Acct# 002-6853

Building Count 1

Owner STAMFORD HISTORICAL SOC INC

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$47,660	\$449,800	\$497,460

Owner of Record

Owner STAMFORD HISTORICAL SOC INC

Sale Price \$0

Co-Owner

Certificate

Address 713 BEDFORD ST

Book & Page

STAMFORD, CT 06901-0000

Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STAMFORD HISTORICAL SOC INC				01/01/1900
STAMFORD HISTORICAL SOC INC				01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1871

Living Area: 1350

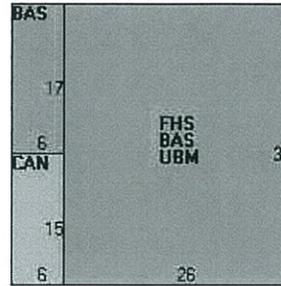
Building Attributes	
Field	Description
STYLE	Office Bldg
Stories:	1.5
Occupancy	1
Exterior Wall 1	Clapb/Wd Shing
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle

Building Photo



Interior Wall 1	Plaster/Drywal
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Wtr Bbd
AC Type	None
Bldg Use	Exmpt Comm MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	902C
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Wall
Rooms/Prtns	Average
Wall Height	8
% Comn Wall	

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	934	934
FHS	Half Story, Finished	832	416
CAN	Canopy Attached	90	0
UBM	Basement, Unfinished	832	0
		2688	1350

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	902C
Description	Exmpt Comm MDL-94
Zone	RMF
Neighborhood	0700
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.65
Depth	
Assessed Value	\$449,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$47,660	\$449,800	\$497,460
2012	\$47,660	\$449,800	\$497,460
2011	\$73,480	\$588,110	\$661,590

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671 BEDFORD STREET

Location 671 BEDFORD STREET

Assessment \$308,350

Mblu 000/ 1255/ / /

PID 402

Acct# 000-1255

Building Count 1

Owner PLOTNICK PAUL D

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$117,560	\$190,790	\$308,350

Owner of Record

Owner PLOTNICK PAUL D

Sale Price \$0

Co-Owner

Certificate

Address 671 BEDFORD ST

Book & Page 3400/ 017

STAMFORD, CT 06901-1102

Sale Date 03/20/1989

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLOTNICK PAUL D	\$0		3400/ 017	00	03/20/1989
PLOTNICK SELMA R ET AL	\$0		1792/ 058	25	10/25/1978

Building Information

Building 1 : Section 1

Year Built: 1925

Living Area: 2293

Building Attributes	
Field	Description
STYLE	Office/Apt
Stories:	2
Occupancy	2
Exterior Wall 1	Aluminum/Vinyl
Exterior Wall 2	
Roof Structure	Gambrel
Roof Cover	Asph/F Gls/Cmp

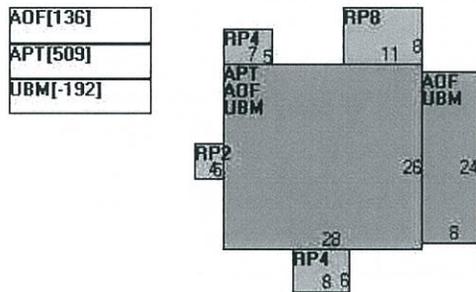
Interior Wall 1	Drywall/Plaste
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Wtr Bbd
AC Type	Partial A/C
Bldg Use	Commercial MDL-94
Total Rooms	
Total Bedrms	02
Total Baths	0
1st Floor Use:	200
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Wall
Rooms/Prtns	Average
Wall Height	8
% Corn Wall	

Building Photo



(<http://images.vgsi.com/photos/StamfordCTPhotos//\00\13\02/>)

Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
APT	Apartment	1237	1237	
AOF	Office Space	1056	1056	
RP2	Porch Covered	20	0	
RP4	Porch Enclosed	83	0	
RP8	Porch Up Encl	88	0	
UBM	Basement, Unfinished	728	0	
		3212	2293	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
RP2	Porch Coverd	20 S.F	\$370	1
RP4	Porch Enclsd	48 S.F	\$1,250	1
RP4	Porch Enclsd	35 S.F	\$910	1

RP8	Porch Up Enc	88 S.F	\$2,180	1
H04	Air Con/Sfla	1056 S.F	\$2,130	1

Land

Land Use

Use Code 200
Description Commercial MDL-94
Zone RMF
Neighborhood 0700
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.17
Depth
Assessed Value \$190,790

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
AP1	Fence Chn Lk			100 L.F.	\$830	1
RG4	Gar 1.0 Det			480 S.F.	\$18,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$117,560	\$190,790	\$308,350
2012	\$117,560	\$190,790	\$308,350
2011	\$85,780	\$249,360	\$335,140

1508 HIGH RIDGE ROAD

Location 1508 HIGH RIDGE ROAD

Assessment \$1,640,360

Mblu 002/ 5912/ / /

PID 24246

Acct# 002-5912

Building Count 1

Owner TOWN OF STAMFORD

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$1,385,730	\$254,630	\$1,640,360

Owner of Record

Owner TOWN OF STAMFORD

Sale Price \$0

Co-Owner HOYT SCHOOL

Certificate

Address 888 WASHINGTON BLVD
STAMFORD, CT 06901-2930

Book & Page

Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TOWN OF STAMFORD				01/01/1900
TOWN OF STAMFORD				01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1890

Living Area: 12240

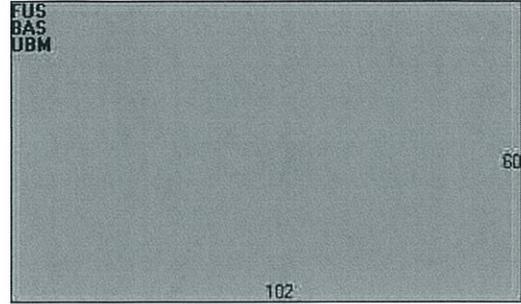
Building Attributes	
Field	Description
STYLE	Oth Government
Stories:	2
Occupancy	1
Exterior Wall 1	Stone
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Building Photo



Interior Wall 1	Plaster/Drywal
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Hot Wtr Bbd
AC Type	None
Bldg Use	Exmpt Comm MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	902C
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Wall
Rooms/Prtns	Average
Wall Height	12
% Comn Wall	

Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	6120	6120	
FUS	Upper Story, Finished	6120	6120	
UBM	Basement, Unfinished	6120	0	
		18360	12240	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 902C
Description Exmpt Comm MDL-94
Zone RA1
Neighborhood 0100
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.45
Depth
Assessed Value \$254,630

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LP4	Pavgng Asphtl			15900 S.F	\$17,890	1
AP1	Fence Chn Lk			60 L.F.	\$500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,385,730	\$254,630	\$1,640,360
2012	\$1,385,730	\$254,630	\$1,640,360
2011	\$946,230	\$404,180	\$1,350,410

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